

Cameron Village Potential NCOD Neighborhood Meeting

July 25, 2019





Agenda

- NCOD Process
- Neighborhood Study Findings
- Next Steps



What are Neighborhood Conservation Overlay Districts (NCOD)?

- A zoning tool used to identify and conserve the built characteristics of a neighborhood.
- Usually more restrictive than the current zoning.
- Additional development standards for an identified neighborhood.



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How to qualify for a NCOD

- Minimum of 15 contiguous acres
 - 45 acres identified in petition
- NCOD area is at least 75% developed
 - Cameron Village neighborhood is 100% developed
- Petition to city council
 - 65 of 120 owners signed



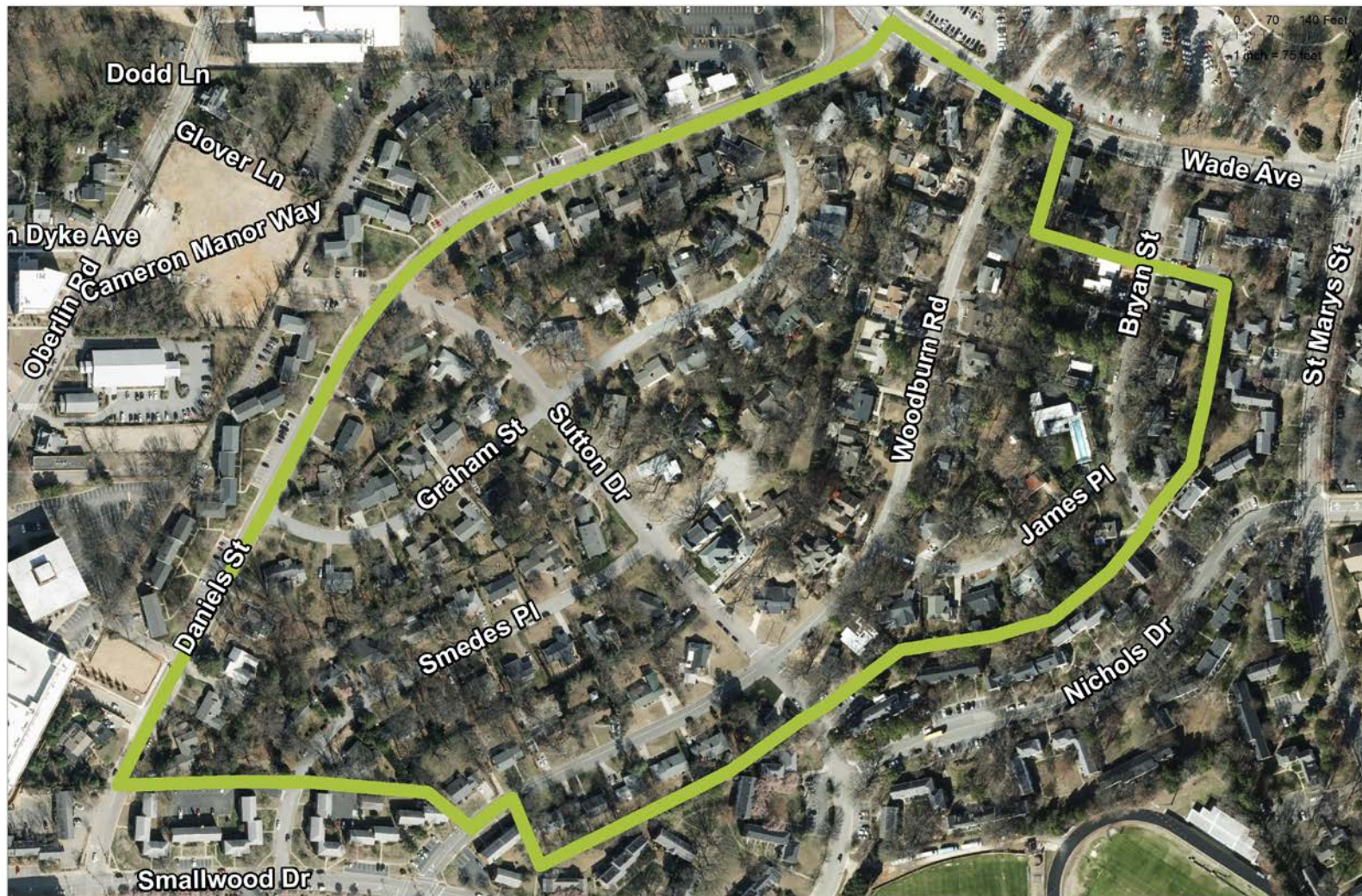
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NCOD process

- ✓ Step 1: Citizens petition to City Council requesting a study
 - ✓ 65 of 120 property owners signed petition, May 2019
- ✓ Step 2: Built Environmental Characteristics Study
 - ✓ Neighborhood meeting, July 2019
 - ☐ Report to City Council, coming months
- ☐ Step 3: Text Change
- ☐ Step 4: Rezoning



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Options for Built Environmental Characteristic Study

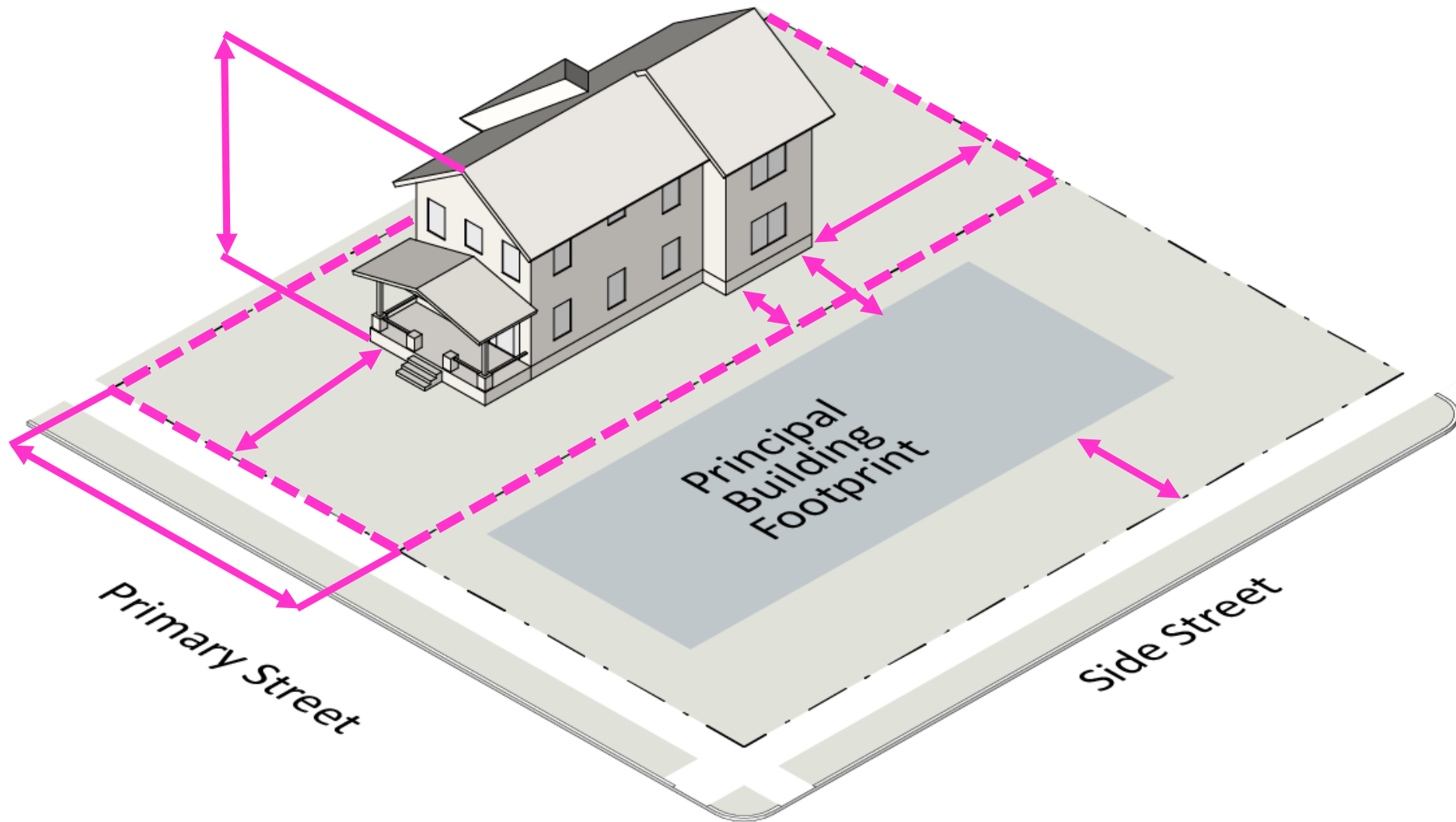
- Min. area for dwelling
- Min./max. lot size
- Max. density
- Building setbacks
 - front, rear, side
- Building height
- Vehicle areas
- Lot width
- Building entrances
- Building placement
- Distance between buildings



Raleigh

Cameron Village Built Environmental Characteristic Study

- ~~Min. area for dwelling~~
- Min./~~max.~~ lot size
- ~~Max. density~~
- Building setbacks
 - front, rear, side
- Building height
- ~~Vehicle areas~~
- Lot width
- ~~Building entrances~~
- ~~Building placement~~
- Distance between buildings





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Private Covenants for Cameron Village

- “The combination of any two adjacent lots, each with at least a 40-foot street frontage, or the combination of one or more lots with a portions of adjacent lots with an aggregate of at least 80-foot frontage, is a residential building site.”
- Enforced between private parties



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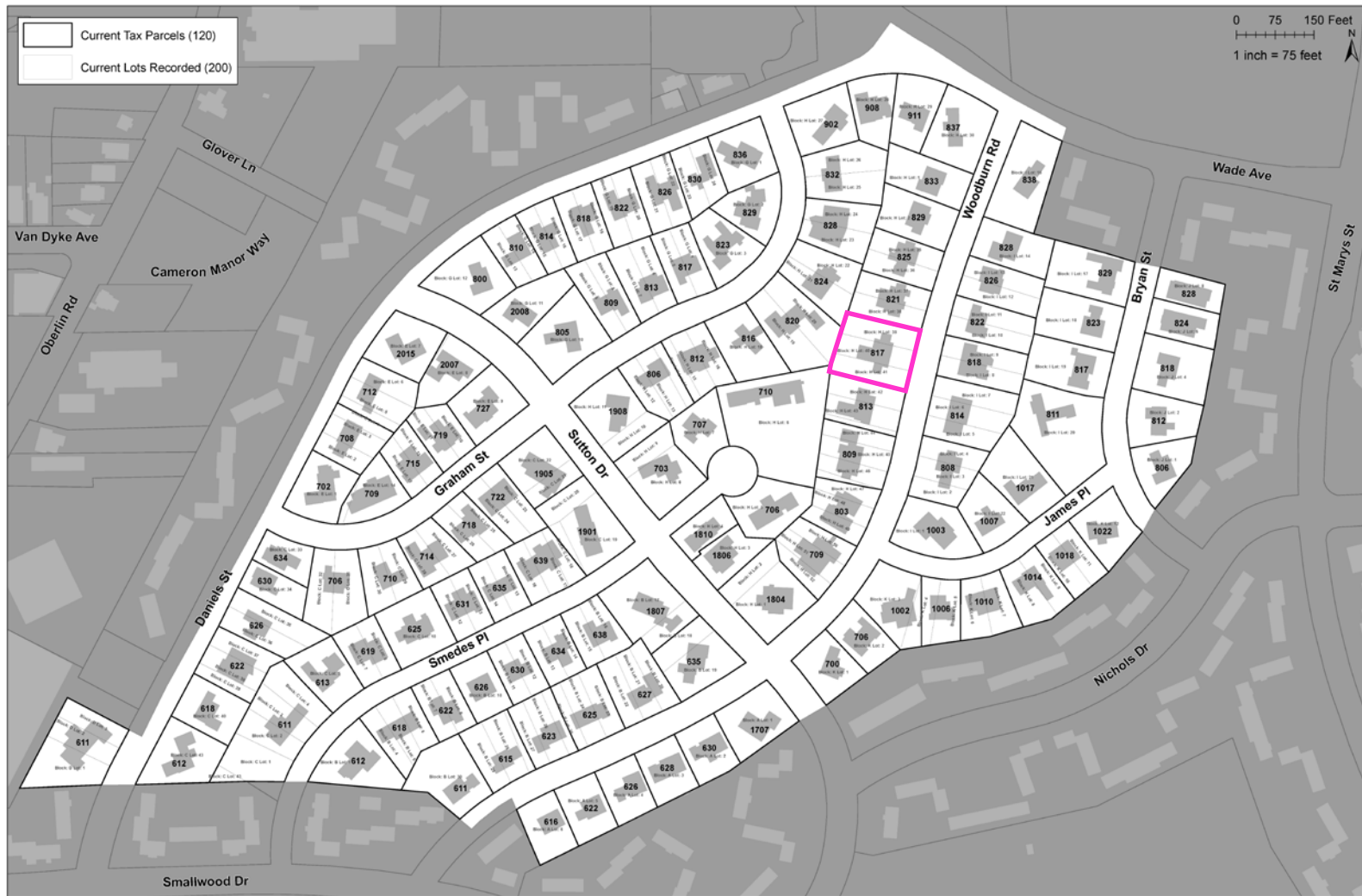




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Study findings

Characteristic	Predominant Value	Average	Median	Largest Value	Smallest Value
Lot Size					
Square Feet	5,159	7,942	5,982	35,672	4,003
Acres	0.12	0.18	0.14	0.82	0.06
Lot Width (ft.)					
Front Interior	40.0	53.2	40.0	158.0	40.0
Front Corner	113.5	40.0	124.15	191.0	65.0
Front Setback (ft.)	28.7	34.8	33.0	112.6	10.7
Side Setback (ft.)	9.0	16.4	14.0	104.8	0.0
Sum of Side Setback (ft.)	20.8	32.8	28.0	115.0	7.0
Rear Setback (ft.)	29.5	44.0	41.0	92.6	0.0
Building Height (ft.)	18.0	18.2	17.0	37.0	11.0
Building Separation (ft.)	18.0	26	23.0	10.0	111.0





817 Woodburn
Est. 1953

Lot: 20

Block: H Lot: 38

Block: H Lot: 39

Block: H Lot: 40

817

Block: H Lot: 41

Block: H Lot: 42



Raleigh

BK015310PG01764

WAKE COUNTY, NC 56
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/12/2013 AT 09:01:14

BOOK:015310 PAGE:01764 - 01766

Prepared by and return to:
Timothy W. Jones, Jones Noble LLP, P.O. Box 21090, Raleigh, NC 27619
(without benefit of title examination)

Parcel Identifier No. 1704240400
Excise Tax: \$ 0.00 (gift deed)

THIS GENERAL WARRANTY DEED, made this 6 day of June, 2013, by and between

LYNDA HOLYFIELD FINNERTY

1809 Stillwater Drive
Raleigh, NC 27607

hereinafter called Grantor;

and

LYNDA HOLYFIELD FINNERTY and husband, THOMAS P. FINNERTY

as Tenants by the Entirety,

1809 Stillwater Drive

Raleigh, NC 27607

hereinafter called Grantees:

WITNESSETH:

The designation Grantor and Grantees used herein shall include parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

The Grantor, for the purpose of creating a Tenancy by the Entirety, does grant and convey unto the Grantees in fee simple that certain lot or parcel of land situated in Wake County, North Carolina and more particularly described as follows:

BEING lots #39, 40 and 41 in Block H of the Cameron Village residential area as shown by that certain map entitled "Cameron Village Residential Area, Raleigh, North Carolina," recorded in Book of Maps 1949 at Page 84, Wake County Registry.

This conveyance is made subject to the Cameron Village residential area protective covenants recorded in Book 1039 at Page 487, Wake County Registry, North Carolina and in Book 1064 at Page 231.

Being the identical property conveyed to Mary G. Yale (formerly Mary G. Williams) and her husband, R. Norman Williams, by deed recorded in Deed Book 2486, Page 403, and conveyed to the Grantor by the last will and testament of Mary G. Yale (Wake County Estate File number 12 E 2013).

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees, in fee simple.

And the Grantor covenants with the Grantees that Grantor is seized in fee simple, has the right to convey



BK015310PG01764

WAKE COUNTY, NC 56
LAURA H RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/12/2013 AT 09:01:14

BOOK:015310 PAGE:01764 - 01766

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**809 Woodburn
Est. 1951**

H Lot: 6

Block: H Lot: 43

Block: H Lot: 44

809 Block: H Lot: 45

Block: H Lot: 46

Block: H Lot: 47

Block: H Lot: 48

808

Block:

Block:

80

Block:

Block: I Lot: 2



Raleigh

Excise Tax \$1,100.00

Parcel ID# 0051536

Prepared By: Timothy J Colgan, Attorney
111 Brooks Avenue
Raleigh, NC 27607

Return To: GRANTEE @ 400 W North Street, #1002, Raleigh, NC 27603

Brief Description for Index:

Lots 45 & 46, portion of 44 & 47, Cameron Village Residential Area, BM1949-84

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 29th day of March, 2019, by and between **Michael E. Homesley Smith** unmarried ("Grantor"), and **John Charles Warwick** and spouse, **Charles H. Rose** ("Grantee"). The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Raleigh, Raleigh Township, Wake County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14565, Page 97, Wake County Registry.

Submitted electronically by Timothy J. Colgan, Esq., P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

All or a portion of the property conveyed x includes or does not include the primary residence of the Grantor.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, conditions, restrictions, and rights-of-way of record;
ad valorem taxes for 2019 and after

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Michael E. Homesley Smith (SEAL) _____ (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) Michael E. Homesley Smith, personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity by (choose one) [☒] a current state or federal identification with the principal's photograph in the form of a driver's license, or [☐] I have personal knowledge of the identity of the principals, or [☐] a credible witness has sworn to the identity of the principals, each acknowledging to me that he and/or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. This the 29th day of March, 2019.

Commission Expiration: 06-13-2020

Notary Public





Raleigh

BK017398PG00513

WAKE COUNTY, NC
CHARLES P. GILLIAM
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03-29-2019 AT 12:09:18
STATE OF NC REAL ESTATE
EXCISE TAX: \$1,100.00
BOOK: 017398 PAGE: 00513 - 00515

BK017398PG00514

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

All or a portion of the property conveyed x includes or does not include the primary residence of the Grantor.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, conditions, restrictions, and rights-of-way of record;
ad valorem taxes for 2019 and after

Excise Tax \$1,100.00

111 Brooks Avenue
Raleigh, NC 27607

Return To: GRANTEE @ 400 W North Street, #1002, Raleigh, NC 27603

Brief Description for Index:

Lots 45 & 46, portion of 44 & 47, Cameron Village Residential Area, BM1949-84

NORTH CAROLINA GENERAL WARRANTY DEED

This Deed made this 29th day of March, 2019 by and between Michael F.

the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Raleigh, Raleigh Township, Wake County, North Carolina and more particularly described as follows:

See attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14565, Page 97, Wake County Registry.

Submitted electronically by Timothy J. Colgan, Esq., P.A. in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

herein and in the capacity indicated. This the 29th day of March, 2019.

Commission Expiration: 06-13-2020

Notary Public





Raleigh

EXHIBIT A

Being all of Lot Nos. 45 and 46 and a portion of Lot Nos. 44 and 47 of Block H of the Cameron Village Residential Area as shown by that certain map entitled "Subdivision of Block H, Cameron Village Residential Area, Raleigh, NC", said map being recorded in Book of Maps 1949, Page 84, Wake County Registry; as shown by that certain plat entitled "Property of John C. Warwick and Michael E Homesley Smith," dated September 26, 1996, and being prepared by Larry I. Chasak, RLS, and more particularly described as follows:

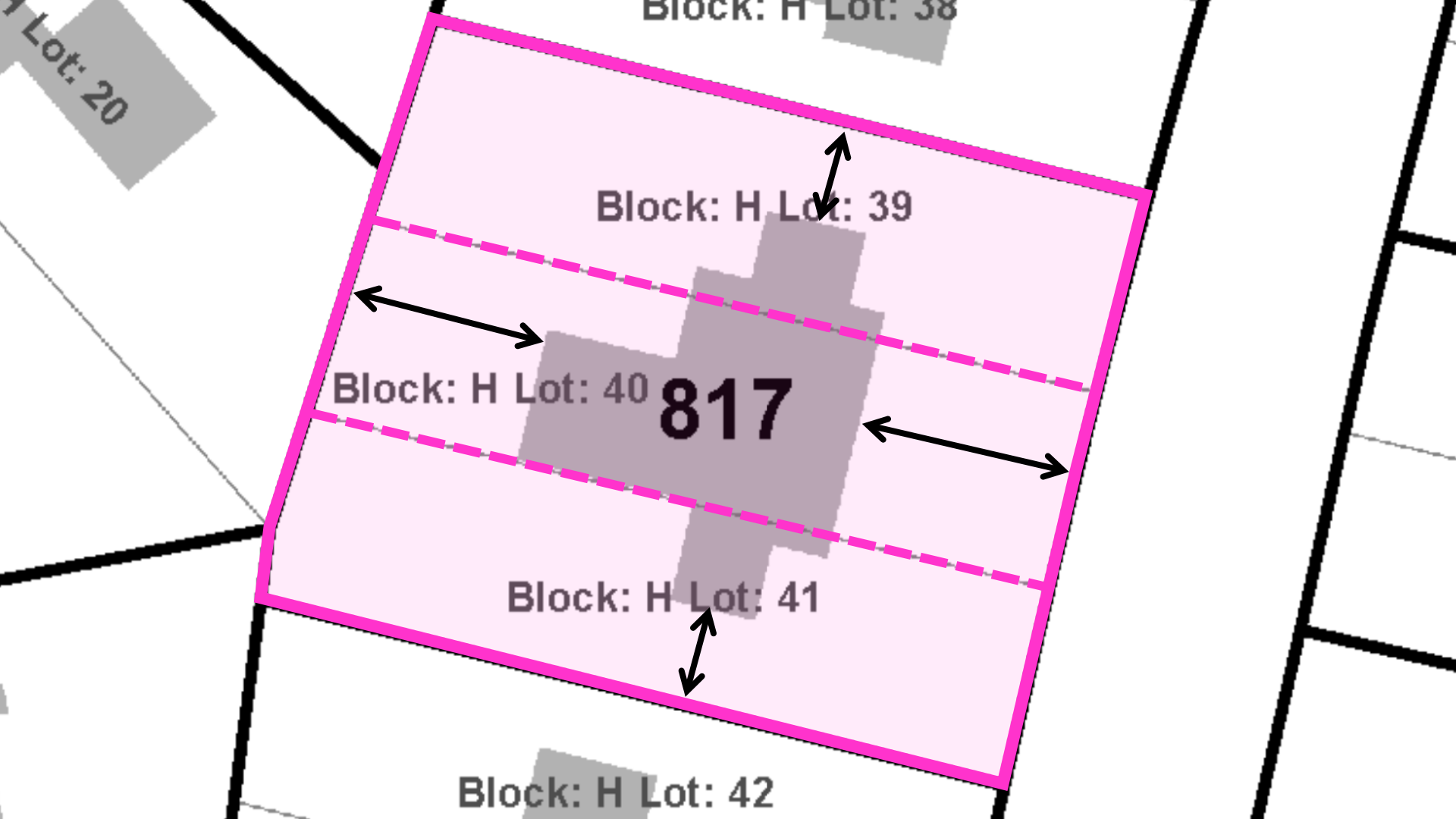
BEGINNING at a point in the northwestern edge of the right of way of Woodburn Road, said point being 370.04 feet in a northeasterly direction from the intersection of the northwestern edge of the right of way of Woodburn Road with the northern edge of the right of way of Van Dyke Avenue, said point being the southeastern corner of Lot No. 46; thence North 72 degrees 46 minutes 4 7 seconds West 131.54 feet to a point in the western line of Lot No. 47; thence North 11degrees46 minutes 12 seconds east 109.85 feet to a point; thence South 73 degrees 03 minutes 09 seconds East 143.08 feet to a point in the northwestern edge of the right of way of Woodburn Road; thence along the Northwestern edge of the right of way of Woodburn Road South 16 degrees 14 minutes 40 seconds west 30.00 feet to a point, South 16 degrees 50 minutes 57 seconds west



Recorded lots in Cameron Village

- 120 deed parcels
- 200 recorded lots





Block: H Lot: 38

Lot: 20

Block: H Lot: 39

Block: H Lot: 40

817

Block: H Lot: 41

Block: H Lot: 42

H Lot: 6

Block: H Lot: 43

Block: H Lot: 44

809 Block: H Lot: 45

Block: H Lot: 46

Block: H Lot: 47

Block: H Lot: 48

Block:

Block:

80

Block:

Block: I Lot: 2

6

888



Nonconforming lots of record

- UDO Section 10.3.5.
 - In any district in which a single family house is a permitted use, a single family house can be built on a nonconforming lot of record.
 - Single family houses must comply with zoning regulations except for lot size and lot width



UDO and Private Covenants

- Private covenants reference deeded property lines
 - Requires at least two 40-foot lots
- UDO enforces recorded lots
 - 200 recorded lots
- New NCODs cannot create internal conflict with the UDO



Raleigh

Cameron Village Built Environmental Characteristic Study

- Min. lot size
- Building setbacks
 - Front, rear, side, sum of sides
- Building height
- Lot width
- Distance between buildings



Cameron Village Built Environmental Characteristic Study

- ~~Min. lot size~~
- Building setbacks
 - Front, rear, ~~side, sum of sides~~
- Building height
- ~~Lot width~~
- ~~Distance between buildings~~



Raleigh

Study findings

Characteristic	Existing R-6 Standards	Predominant Value	Average	Median	Smallest Value	Largest Value
Front Setback (ft.)	10	28.7	10	10.7	34.8	112.6
Rear Setback (ft.)	20	29.5	20	0.0	44.0	92.6
Building Height (ft.)	40	18.0	40 max	11.0	18.2	37.0



Raleigh

Next steps

- ✓ Step 1: Citizens petition to City Council requesting a study
 - ✓ 65 of 120 property owners signed petition, May 2019
- ✓ Step 2: Built Environmental Characteristics Study
 - ✓ Neighborhood meeting, July 2019
 - ☐ Report to City Council, August 2019
- ☐ Step 3: Text Change
- ☐ Step 4: Rezoning



Contact

Matthew Klem

919-996-4637

matthew.klem@raleighnc.gov